



Planning Commission

March 28, 2017 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

Greg Anderson

Fayez Kazi – Vice-Chair

Karen McGraw

Tom Nuckols

Stephen Oliver – Chair

Angela De Hoyos Hart

James Schissler – Parliamentarian

Patricia Seeger

James Shieh – Secretary

Jeffrey Thompson

Jose Vela III

Trinity White

Nuria Zaragoza

William Burkhardt – Ex-Officio

Richard Mendoza – Ex-Officio

Dr. Jayme Mathias – Ex -Officio

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from February 28, 2017 and minutes from the Special Called meeting of March 21, 2017.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0005.04 - 500 Montopolis Drive; District 3](#)
Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group LLC
Agent: Drenner Group (Leah Bojo)
Request: Single Family to Mixed Use land use
Staff Rec.: **Pending; Postponement request by Staff to May 23, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2016-0002.01 - 78 San Marcos St.; District 3](#)
Location: 78 San Marcos Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Carrie Altemus
Agent: McLean & Howard, LLP (Jeff Howard)
Request: Civic to Neighborhood Mixed Use land use
Staff Rec.: **Pending; Postponement request by Staff to May 9, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0016.01 - 3212 E. Cesar Chavez; District 3](#)
Location: 3212 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: Commerical and Industry to Mixed Use land use
Staff Rec.: **Pending; Postponement request by Staff to May 9, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 4. Rezoning:** [C14-2016-0079 - 3212 E. Cesar Chavez; District 3](#)
Location: 3212 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnson Terrace Combined NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: CS-CO-NP and LI-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Pending; Postponement request by Staff to May 9, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

5. **Rezoning:** [C14-2016-0115 - 2222 Town Lake; District 3](#)
 Location: 2222 & 2400 Town Lake Circle and 2217 & 2225 Elmont Drive, Lady Bird Lake Watershed; East Riverside Corridor
 Owner/Applicant: Town Lake Holdings, LLC
 Agent: Graves Dougherty Hearon & Moody (Michael Whellan)
 Request: NMU to CMU
 Staff Rec.: **Recommended**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department
6. **Rezoning:** [C14-2016-0020 - Lantana IV; District 8](#)
 Location: 7717 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined NP Area
 Owner/Applicant: JDI Holdings, LLC Douglas Ivey
 Agent: Sprouse Shrader Smith (Terry Irion)
 Request: LR-NP to GR-MU-NP
 Staff Rec.: **Recommendation of GR-MU-CO-NP**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department
7. **Restrictive Covenant Amendment:** [C14-85-288.8\(RCA4\) - Lantana IV; District 8](#)
 Location: 7717 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
 Owner/Applicant: JDI Holdings, LLC Douglas Ivey
 Agent: Sprouse Shrader Smith (Terry Irion)
 Request: To amend the site development regulations for a site.
 Staff Rec.: **Recommended**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department
8. **Restrictive Covenant Amendment:** [C14-85-288.22\(RCA\) - 7919 W. State Hwy 71; District 8](#)
 Location: 7919 W. State Highway 71, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
 Owner/Applicant: Ridglea Properties (Stan Caskey)
 Agent: Metcalfe Wolff Stuart & Williams (Michele R. Lynch)
 Request: Amend certain provisions related to reduced impervious cover, increase in floor to area requirement and other provisions
 Staff Rec.: **Recommended**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department

- 9. Site Plan Conditional Use Permit:** [SPC-2016-0088C - Western Oaks Retail Center; District 8](#)
- Location: 4625 W. William Cannon Dr., Williamson Creek Watershed-Barton Springs Zone; East Oak Hill NP Area
- Owner/Applicant: AVG-Austin, LP (Peter Gilbert)
- Agent: Garrett-Ihnen Engineers (Jason Rodgers)
- Request: Approval of final building on a multiphase site plan, per restrictive covenant.
- Staff Rec.: **Recommended**
- Staff: [Lynda Courtney](#), 512-974-2810
Development Services Department
- 10. Site Plan - Compatibility Waiver and CUP:** [SPC-2016-0201DT - Grover Parking; District 7](#)
- Location: 4809-1/2 Burnet Road, Waller Creek Watershed; Brentwood NP Area
- Owner/Applicant: 4801 Burnet LTD (Jimmy Nassour)
- Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)
- Request: Approval of a waiver to encroach into a 25' compatibility setback [LDC 25-2-1063] for site improvements for an offsite parking lot and a Conditional Use Permit for offsite parking in an LO-MU-NP district (25-6-501).
- Staff Rec.: **Recommended**
- Staff: [Christine Barton-Holmes](#), 512-974-2788
Development Services Department
- 11. Final Plat - Resubdivision:** [C8-2016-0220.0A - Domain Lot D11 Subdivision; District 7](#)
- Location: 11901-11925 Alterra Parkway, Walnut Creek Watershed; North Burnet TOD
- Owner/Applicant: Tier Riet; TR Domain, LLC (Greg Brooke)
- Agent: Stantec Consulting Services, Inc. (Allison Lehman)
- Request: Approval of the Domain Lot D11 Subdivision composed of 2 lots on 55.58 acres
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 12. Final Plat:** [C8-2017-0044.0A - Freidich Lane Subdivision; District 2](#)
- Location: Sponberg Drive, Williamson Creek Watershed; Franklin Park NP Area
- Owner/Applicant: Richard O Davis
- Agent: Landmark Eng (Javier Barajas)
- Request: Approval of Freidich Lane Subdivision composed of 1 lot on 5.67 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

- 13. Preliminary Plan:** [C8-2017-0041 - Penn Place Cottages; District 1](#)
Location: 3412 Pennsylvania Avenue, Tannehill Branch Watershed; East MLK
Combined NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Engineering (Jerret Daw)
Request: Approval of the Penn Place Cottages Preliminary Plan composed of 29 lots
on 3.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 14. Final Plat with Preliminary:** [C8-2016-0016.3A - Penn Place Cottages A; District 1](#)
Location: 3412 Pennsylvania Avenue, Tannehill Branch Watershed; East MLK
Combined NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Engineering (Jerret Daw)
Request: Approval of the Penn Place Cottages A Final Plat composed of 14 lots on 2
acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 15. Final Plat with Preliminary:** [C8-2016-0016.4A - Penn Place Cottages B; District 1](#)
Location: 3412 Pennsylvania Avenue, Tannehill Branch Watershed; East MLK
Combined NP Area
Owner/Applicant: Scott Way
Agent: Big Red Dog Engineering (Jerret Daw)
Request: Approval of Penn Place Cottages B composed of 15 lots on 1.21 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 16. Final Plat with Preliminary:** [C8-04-0043.4A.SH - Mueller Section 2; District 9](#)
Location: 3600 Manor Road, Boggy Creek Watershed; RMMA
Owner/Applicant: City of Austin
Agent: David Miller (Stantec)
Request: The request is for approval of Mueller Section 2. The proposed plat is
composed of 1 lot on 2.48 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 17. Preliminary Plan:** [C8-2017-0042 - Grant A Subdivision; District 1](#)
Location: 3601 Grant Street, Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Scott Way
Agent: Jerrett Daw (Big Red Dog)
Request: The request is for approval of Grant A Subdivision. The proposed plat is composed of 11 lots on 1.89 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. [Austin Strategic Housing Plan](#)

Discussion and possible recommendation to amend the Imagine Austin Comprehensive Plan to adopt and attach the [Austin Strategic Housing Plan](#).

Staff: [Erica Leak](#), 512-974-9375, Neighborhood Housing and Community Development Department; [Jonathan Tomko](#), 512- 974-1057, Neighborhood Housing and Community Development Department

D. BRIEFING

1. Housing Development Toolkit

Informative briefing regarding the utilization of the Housing Development Toolkit to promote affordable housing opportunities.

Presenters: [Jake Wegmann](#), 512-471-0169, The University of Texas at Austin School of Architecture; [Erica Leak](#), 512-974-9375, Neighborhood Housing and Community Development Department

(Sponsor: Commissioner Jeffrey Thompson; Co-Sponsor: Vice-Chair Faye Kazi)

E. NEW BUSINESS

1. [Initiate Rezoning for 500 Montopolis Drive; District 3](#)

Discussion and possible initiation of rezoning for property located at 500 Montopolis Drive.

Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Facilitator: Don Perryman, 512-974-2786

2. [South Central Waterfront Advisory Board](#)

Discussion and possible nomination of a member of the Planning Commission to be considered by the Austin City Council for the purpose of serving on the South Central Waterfront Advisory Board.

F. ITEMS FROM COMMISSION

1. **Initiate Historic Zoning for 2724 E. 12th Street**

Discussion and possible action to direct staff to initiate a historic zoning application for property located at 2724 E. 12th Street.

(Sponsor: Commissioner James Shieh; Co-Sponsor: Commissioner Angela De Hoyos Hart)

2. **CodeNEXT**

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Stephen Oliver; Co-Sponsor: Vice-Chair Faye Kazi)

G. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Land Development Code Advisory Group](#)

[Small Area Planning Joint Committee](#)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Time Allocated
Applicant / Agent	1	5 min (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.
Speakers For	Up to 16	1 min.
Primary Speaker	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Up to 16	1 min.

Speakers are limited to 10 minutes maximum.

POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

2017 PLANNING COMMISSION MEETING SCHEDULE

January 10, 2017	July 11, 2017
January 24, 2017	July 25, 2017
February 14, 2017	August 8, 2017
February 28, 2017	August 22, 2017
March 14, 2017	September 12, 2017
March 28, 2017	September 26, 2017
April 11, 2017	October 10, 2017
April 25, 2017	October 24, 2017
May 9, 2017	November 14, 2017
May 23, 2017	November 28, 2017
June 13, 2017	December 12, 2017
June 27, 2017	